App F IX 4

Previous References

194
(Municipal)

File No 10-44
Serial Nos 25 & 26

Later References
ml 22-44-103
, 92-47 (1-2)

GENERAL AND REVENUE SECRETARIAT

Serial Nos

✓ 12

Part B for November, 1944

SUBJECT

Selection of the acquisition Schemes to be entrusted to the P W D, City Municipality and the City Improvement Trust Board Bangalore

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To The Engineer Officer City Improvement Trust Board
" Chief Engineer
" Municipal Commissioner, Bangalore City
" Comptroller

No L 4617-21 d 10-11-44

Passes orders in regard to the

Settled at the meeting of the Dewan with the Spl Engr, Municipal Engineer & L A O on 1 11 44

I TRUST BOARD.

1 Sunkal Farm, ✓
2 Kanakanapalya, ✓
3 Ramakrishna Mutt Road, ✓
4 Timber Yard, ✓
5 Between Sampangi Road and Lalbagh Road

} To formulate Scheme by the Spl Engr

IA GOVERNMENT SCHEMES.

(P W D)

1 Ganganchery,
2 Wilson Garden Block 'C',
3 Kumara Park - West

} including the construction of model dwelling houses

Spl Engr to continue the works & hand them to the Trust Board on its formation

Drainage works

II BANGALORE MUNICIPALITY

1 Kalasipalya,
2 Hosur Road,
3 Sydney Circle - Vaccine Institute
4 Krishnaiengar Road,
5 Korachar Palya

1-11 44

2) put up a note for submission to the Minister-S.G. for approval

3) Write to the Mun Com that the Municipality may proceed with the schemes in II & requesting to send to Govt early plans etc relating to no I

vide next sheet for the note
2-11-44

GOVT LAW DEPT
3577
MYSORE

4/ A meeting of the Dewan with the Law Secretary to Government, the Special Engineer, the Municipal Engineer and the Land Acquisition Officer was held at 4 P M in the Dewan's Chambers on 1-11-1944 The questions relating to the selection of schems in respect of the City Improvements to be done in the Bangalore City were discussed and the following settlement was arrived at

I

5/ 1 The schemes for taking up the following extensions will be formulated by the Special Engineer and kept ready for being handed over to the Trust Board for execution on its formation -

1) Sunnakal Farm, (2) Kanakapalya, (3) Ramakrishnamutt Road, (4) Timber yard and (5) the area between the Sampangi Road and the Lalbagh Road

I A 6/ The Special Engineer will continue to execute the works noted below ~~and hand them~~ till they are handed over to the Trust Board on its formation

(1) Wilson Garden -- Block "C" including the construction of Modern Dwelling Houses, (2) Kumara Park-West (3) Drainage works

7/ The Gangammachery scheme will continue as a Government work by the P W D

II 8/ Works relating to the following schems will be retained by the Bangalore City Municipal Council:-

(1) Kalasipalya, (2) Hosur Road, (3) Sydney Circle -- Vaccine Institute, (4) Krishnier.gar Road and (5) Korachara Palya

9/ The Officers concerned have also been instructed to proceed with the above works The above facts ~~xkxx~~ will

C F 691

Continuation Sheet — File No / Current No 2911/1 of — Page

will also be communicated to the Officers formally.

(10) Submitted for perusal

Law Secy

2/11/44

(11) For perusal

ACS
2-11-44

for
4-11-44

OFFICE OF THE MINISTER
FOR L S G & P H
Date 3 11 44
No 3460

ACS
6-11-44

6-11

[illegible]

(12) Submitted with a draft letter for approval

8/11

(13) Issue

8/11

To the Municipal Commissioner
" Executive Officer
" Chief Engineer

L 4617-d 10-11-44

Issued instructions in regard to the acquisition schemes in Bangalore to be entrusted to P.W.D., Municipal Council and the City Improvement Trust Board

B-

15/12

HL 10-44-25

BANGALORE CITY MUNICIPALITY

No L1-1901/42 MUNICIPAL OFFICES

Encl 4

Bangalore 31st October 1944

2940
L

FROM

P SURYANARAYANA SETTI ESQ B A LL B
MUNICIPAL COMMISSIONER
BANGALORE CITY

SECY LAW DEPT
GOVT OF MYSORE

To

Narayanaswamy Naidu, Esq , B A , B E
Secretary to Government,
Law Department, BANGALORE.

SIR

SUBJECT - Re Selection of acquisition schemes to the New City Improvement Trust Board, - Bangalore

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Subd for perusal & possible reference when the Engineer [illegible] opinion of the [illegible] papers go with the [illegible] for the interview today.
Law Secy [illegible] 1/11/44

With reference to the above, I have the honour to state that a list of 25 urgent selected acquisition schemes (sanctioned by the Municipal Council) was placed before the Municipal Council for consideration during last year, i e , 1943-44. But the matter was deferred in March 1944 for want of detailed notes on each case

2 - In the meantime on 22-5-1944 the Government Architect made a reference to the Hon President suggesting that it would be better if a Meeting of the City Improvement Committee was convened to discuss the matters relating to the layouts, both private and Municipal On 30-6-1944, a reference was also received from the Law Secretary, calling for a list of schemes proposed to be transferred to the City Improvement Trust Board when it is constituted

Then, a meeting of the City Improvement Committee was held on 7-8-1944 when the general policy regarding private and Municipal layouts was fully discussed On 15-8-1944, the City Improvement Committee again met and discussed this subject with reference to the schemes to be transferred to the proposed Trust Board and finally decided that the following eight schemes might be transferred to the Trust Board

1. Kalasipalyam Extension
2. Layout of Sites in Hossur Rd
3. Forming a new road from Sydney circle to join Lalbagh Road and forming sites
4. Continuation of B V Krishna Iyengar Rd
5. Koracharapalya Acquisition
6. Gangammacherry Acquisition (2nd stage)
7. Shifting Timber yard
8. Properties between Sampangi Tank Road and Lalbagh Road.

When the opinion of the City Improvement Committee was placed before the Municipal Council on 10-10-1944, the Council have resolved that, in view of the fact that the Trust Board has not yet been formed, the question of transferring the selected schemes may lie over and considered after the Board is formed, etc. Copies of the City Improvement Committee and the Municipal Council resolutions are herein enclosed for favour of reference

Out of the said 8 schemes, item No.1, Kalasipalyam Extension, item No 4, continuation of B V Krishna Iyengar Rd and Item No.6, Gangammacherry Acquisition, 2nd stage, have already considered as separate important schemes and on the recommendation made of the Municipal Council the Government have appointed a Special Land Acquisition Officer and the staff with effect from 6-12-1943 for taking early acquisition proceedings Accordingly the Special Land Acquisition Officer is proceeding with the acquisition works

The several stages of the above 3 schemes as well as the other five schemes referred to above have been noted below for kin information

1	Kalasipalyam Extension	Government have sanctioned the scheme and approved the final - declaration statement in G O N L 3126-8/Ml 22-44-11 dated 9-10-1944
2.	Layout of sites in - Hossur Road	Final notifications have to be sent to Government
3	Forming a new road from Sydney Bircle to join - Lalbagh Road and forming sites	Govt have sanctioned the scheme finally and approved the final declaration statements in G O No L 8306-8/Ml 10-40-107 dated 17-5-1941 and in some cases statements have been recorded long ba
4	Continuation of B V Krishna Iyengar Rd	The Spl Land Acqn Officer has passed awards in most of the cas but possessions have not yet bee taken in view of the Council reso tion dated 17-8-1944 A referen has also been made to Government in this Office letter No L1-998/40- dated 16-9-1944 seeking instructions on the said resolution of the Municipal Council
5.	Koracharapalya Acqn	Final Notifications have to be sen to Govt
	Gangammacherry Acqn 2nd stage	Final declaration statements sent to Government in this Office No L1-675/42 dated 20th July 1944
	Shifting Timber Yard	Preliminary notifications have to be sent to Government
	Properties between Sampangi Tank Rd and Lalbagh Rd	Plan & valuation statement are under preparation by the Municipal Engineer

In the meanwhile, the Engineer Officer, City Improvement Trust Board, Bangalore has made a reference to this Office vide letter No 182/44 dated 22-9-1944 (copy enclosed) requesting to send all available records concerning 8 schemes

Under the circumstances, kind instructions of Government are solicited as to the action to be taken in respect of the above-mentioned eight schemes

I have the honour to be,
Sir,
Your most obedient servant,

31/10

Municipal Commissioner I/C

Forwarded with compliments

Proceedings of the Bangalore City Municipal Council dated 10-10-1944

Subject No 33

Opinion of the C I C dated 7-8-1944 and 15-8-1944 regarding the procedure to be followed in the case of private and municipal layouts and also the schemes to be transferred to the City Improvement Trust Board

Mr M A Gopalaswamy Iyengar observed that since the Trust Board itself had not been formed it was not right to transfer any schemes pending een execution

Mr H C Suryanarayana Rao moved that the subject may be considered after the Trust Board was formed and Mr M A Gopalaswamy Iyengar seconded it

Mr D Venkataramanappa opposed it and said that this would mean delay and opined that the City Improvement Committee opinion be approved

Then, the proposition of Mr H C Suryanarayana ~~Rao~~ was put to vote and passed, 11 voting For and one Against it

Sd C N Narasinga Rau,

Hon President

"Copy"

31/10

Municipal Commissioner I/C.

"Proceedings of the City Improvement ommittee Meeting held on
s Chambers,

Letter No 182 dated 22nd Sept ,1944 from the Engineer Officer, City Improvement Trust Board, Bangalore, to the Municipal Commissioner, City Municipality, Bangalore

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I have the honour to invite kind reference to the resolution No 3 of the City Improvement Committee Meeting held on 15-8-1944, proposing to entrust eight schemes to the Trust Board as detailed in the resolution

I request that all available records concerning these schemes may be sent to me for pursuing the matter It will be helpful if an outdoor subordinate, who is conversant with them is instructed to take me round the localities pertaining to the schemes

----

"Copy"

Municipal Commissioner I/C

and Item No.6, Gangammacherry Acquisition [illegible]
considered

Proceedings of the City Improvement Committee Meeting held on Tuesday the 15th August 1944 at 9 A M , in the President's Chambers, of the City Municipal Offices, Bangalore

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Present

1 C N Narasinga Rau, Esq , B A , B L , (Chairman)
2 P Suryanarayana Setti, Esq , B A , LL B , Municipal Commissioner
3 D Govindappa, Esq , B Sc , Ml Engineer
4 S Seshagiri Rao, Esq , B A , M B B S , C P H , Health Officer
5 K M Naganna, Esq ,
6 C Chenniah, Esq ,
7 K N Ramaswamy, Esq , B A ,

The Executive Engineer, Water Supply Division and Mr P H Krishna Rao, Commissioner for Economic Development and Planning were present by special request

The President explained to the Committee the reasons for calling for the meeting and said that the object was to decide which of the schemes may be given for the present to the Trust Board He then requested Mr P H Krishna Rao to enlighten the Committee on the ideas before the Government for Development and planning

Mr P. H Krishna Rao observed that at the rate at which the City was expanding now, they may safely have a radius of six miles as the probable expansion of the City in 10 years When this happened they had to decide whether the Municipal limits have to be extended to that extent or allow suburban municipalities to crop up All these questions will have to be tackled later on The Government had an idea to circumvent the entire city by electric broad guage suburban railway and allow trollies for interior traffic so that all the parts may be connected with one another

As regards the laying out extensions etc , he observed that it ought to be done very soon as the old City was fully overcrowded This had to be done on a well laid out programme He suggested that every division may be taken up independently and plans should be got prepared showing the expansions contemplated in each division The preparation of theplans should be taken up immediately and should be completed within a limited time Once these plans are approved by the Council and if necessary, by Government, they should be strictly adhered to and should not be relaxed to favour any individual

As regards the schemes to be transferred to the Trust Board, he was of opinion that schemes involving mere widening of roads, laying out open spaces and parks, acquisition for laying sewer lines and such other smaller matters involving small cost should be undertaken by the Municipality as at present and only schemes affecting wider areas and involving huge amounts may be transferred to the Trust Board

As regards private holdings falling within the comprehensive plan of the Municipality, he was of opinion that it would not be fair to disregard private rights altogether Nor can the private parties be allowed to make huge profits at the cost of the Municipality who will be the cause for the private parties getting high prices for their sites, on account of the amenities like, light, tap etc , ~~sira~~ given by the Municipality He therefore suggested that while having a comprehensive scheme, they should first decide whether the sites to be formed would be reserved for housing the poor etc , or whether the Municipality wants to dispose of them in auction In the former case, if any party's lands fell within the comprehensive scheme, he should not be allowed to sell the sites in auction but his lands also must be acquired and given for upset price us or used for housing the poor In the latter case, where the Municipality intends laying out sites for profit and wants to dispose of them in auction, the private owner, whose lands come within the comprehensive scheme may also be allowed to form his sites and sell them in auction provided he pays to the Municipality the necessary costs for roads, drains, water and underground - drainage and in addition some portion of his income as betterment charges Then, the following resolutions were passed

1. Plans showing the expansions in each division should be got prepared within a stipulated period

2 Where it is intended to dispose of sites at an upset price or to provide land for housing schemes on regulated rates, it is not desirable to permit any private interests or private layouts But in cases where sites are intended to be sold by public auction, private extensions may be permitted provided they conform to the layout of the entire area, and the necessary costs on account of drainage, roads, water, light etc , including betterment charges are deposited

3 The following schemes may be entrusted to the Trust Board

(a) Item No 11 Kalasipalyam ~~xxxxxx~~ Extension
(b) 60 Layout of sites in Hosur Road
(c) 92 Forming a new road from Sydney Circle to join Lalbagh Road and forming sites
(d) 109 Continuation of B V Krishna Iyengar Rd
(e) 114 Koracharapalya acquisition
(f) 115, Gangammacherry Acqn 2nd stage
(g) Item No 126 Shifting Timber yard
(h) 131 Lalbagh Road

Sd C N Narasinga Rau,

Chairman

"Copy'

31/10

Municipal Commissioner I/C

Proceedings of the City Improvement Committee Meeting held on Monday the 7th August 1944 at 9 A M , in the President's Chambers, in the Municipal Offices, Bangalore

Present

1 The Honorary President
2 The Municipal Commissioner
3 The Health Officer
4 The Municipal Engineer
5 The Spl Officer, City Drainage Dn
6 The Government Architect
7 Mr K N Ramaswami, B A ,
8 Mr C Chenniah
9 Mr K M Naganna
10 Mr Mirza Azizulla Beig

The Executive Engineer, Water Supply Division, was present by invitation

The President informed the Committee that he had called for this meeting as the Government Architect wanted to explain some proposals regarding layouts (both private and municipal) and also to decide what schemes had to be transferred to the proposed Trust Board and what to be undertaken by the Municipality He observed that since there were different views about the above matters and since the Council was following different procedure with regard to different layouts etc , it was better they came to some definite conclusions in the matter which may serve as data for future - sanctions

Then there was some discussion, every member giving his views in the matter Some were for recognising private rights so far as layouts and conversions were concerned and some opposed and said that all layouts should be undertaken by the Municipality After a good deal of discussion, the following resolutions were accepted by the Committee

1 Plans should be prepared of development of the City in each division, showing future expansions and improvements and roads and drains etc ,

2 The plans be placed before the Council and its approval obtained and then sent to Government for sanction

3 The question of granting permission to private parties for conversion and layout, agreeing to come into the said schemes and plans and in accordance therewith and conditions to be imposed on the parties may be considered after the plans are obtained and ~~pa~~ approved

4 That a survey should be made of the City showing clearly Municipal and private lands in the Municipal limits and maps got up and printed irrespective of their cost

Then, it was decided that this meeting may be postponed to the 15th instant at 9 A M , for further consideration of the subject and the question of schemes to be given over to the Trust Board

Sd C N Narasinga Rau.
Chairman

"Copy"

R Nataraan

Municipal Commissioner I/C

II (a) The Special Engineer Officer, will continue to execute the works noted below, till they are handed over to the Trust Board on its formation

1) Wilson Garden — Block 6' including the Construction of Model Dwelling Houses 2) Kumara Park — West. 3) Drainage works

(b) The Gangammachetty Scheme will continue as a Government work by the P W D

III Works relating to the following schemes will be attended to and executed ~~retained~~ by the Bangalore City Municipal Council —

1) Kalasipalya 2) Hosur Road 3) Sydney Street ~~Road~~ — Vaccine Institute 4) Krishna Iyengar Road and 5) Korachara palya

~~I am to add that the~~ Municipal ~~Council~~ Commissioner is requested ~~may~~ to proceed with the execution of the ~~No II~~ Schemes mentioned ~~above~~ in no III above and sending monthly reports of progress till they are finally disposed of

I have the
yours
For [illegible]

Memo no L4618-21 d 10-11-[illegible] [illegible]

Copy to the Engineer Officer, City Drainage Dn, B'lore for information. The plans etc, relating to the schemes ~~No I~~ mentioned ~~above~~ in no I above may be submitted to Govt very early. The connected tax files recd from the Special office are herewith sent for necessary action.

Memo nos Copies w c to Chief Engineer for information
" " CE for Roads & Buildings for information
21-1 [illegible] - infm

yours
For [illegible]
By
For [illegible]

2943/c

Section — . M. L4617 d/ 10-11-44

File no — 10-44

Sl no — 26

To

The Municipal Commissioner
City Municipal Council
Bangalore
(Through the President)

Sub — Selection of the acquisition scheme to be entrusted to the City Improvement Trust Board, Bangalore

Sir,

With reference to your letter No L1-1901/4 d 31-10-44, on the above subject, I am directed to state as follows —

I The Schemes for taking in the following extensions will be formulated by the Engineer Officer and kept ready for being handed over to the Trust Board for execution, on its formation —

1 Sunkal Farm 2) Kankanpalya 3) Ramakrishna Mutt Road 4) Timber Yard 5) the area between the Sampangi Road and the Lalbagh Road